

408 Front Street – Lake Marble Falls



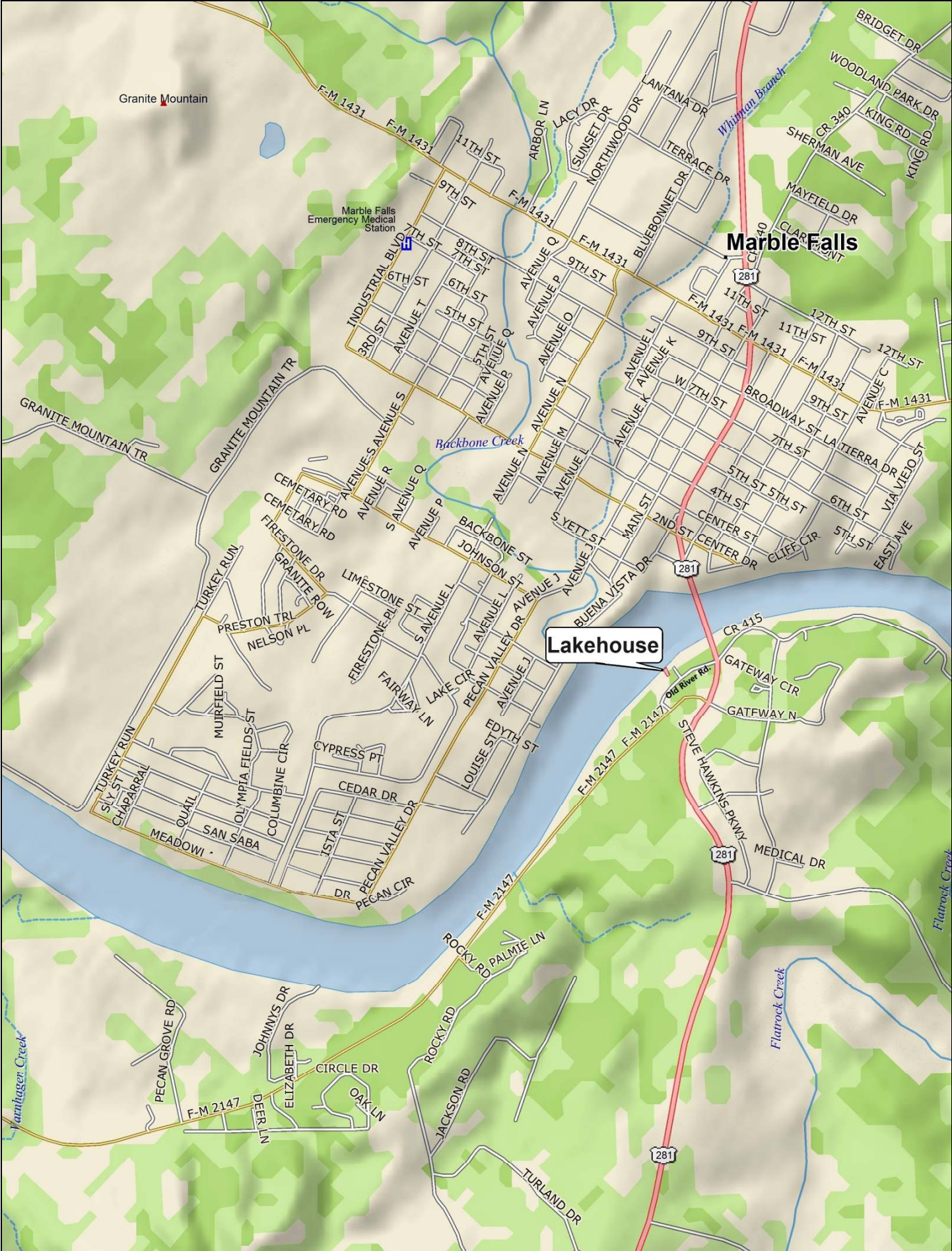
This is the perfect spot for boating, fishing, entertaining or enjoying a beautiful Texas sunset. With three outdoor areas to enjoy, two of which are right on Lake Marble Falls, you will have plenty of fun in the sun or relaxing on the decks. The property is both very secluded and conveniently located. The fully furnished home has two bedrooms, two full bathrooms and one half bath. The finished floor is several feet above the 100 year flood plain and there is plenty of room to add on. The master bedroom is downstairs with a king size bed and a gorgeous bathroom, walk-in closet and laundry room with washer and dryer. Upstairs, there is another large bedroom with a queen bed, plus a twin over full bunkbed and another walk-in closet. The second bath is upstairs as well with a shower and tub combo. The half bath is between the living and kitchen area. In the entryway foyer, there is ample storage for shoes, hats and lake gear. Right off the living area is a fabulous porch with a view of the lake and a relaxed seating area. A beautiful green lawn takes you down to the lake where there's a pavilion with seating. There are two boat slips covered with a large concrete patio. There is a double jet ski lift and fishing pier. The property is located directly across the lake from the City of Marble Falls Lakeside Park. This home is ideally situated for viewing the Lakefest drag boat races in June or the 4th of July city fireworks show (front row seats for both events). And of course, there are great views of the Walkway of Lights in November and December.

\$1,600,000



This information is deemed reliable but is not guaranteed. cc.





Granite Mountain

Marble Falls
Emergency Medical
Station

Marble Falls

Lakehouse

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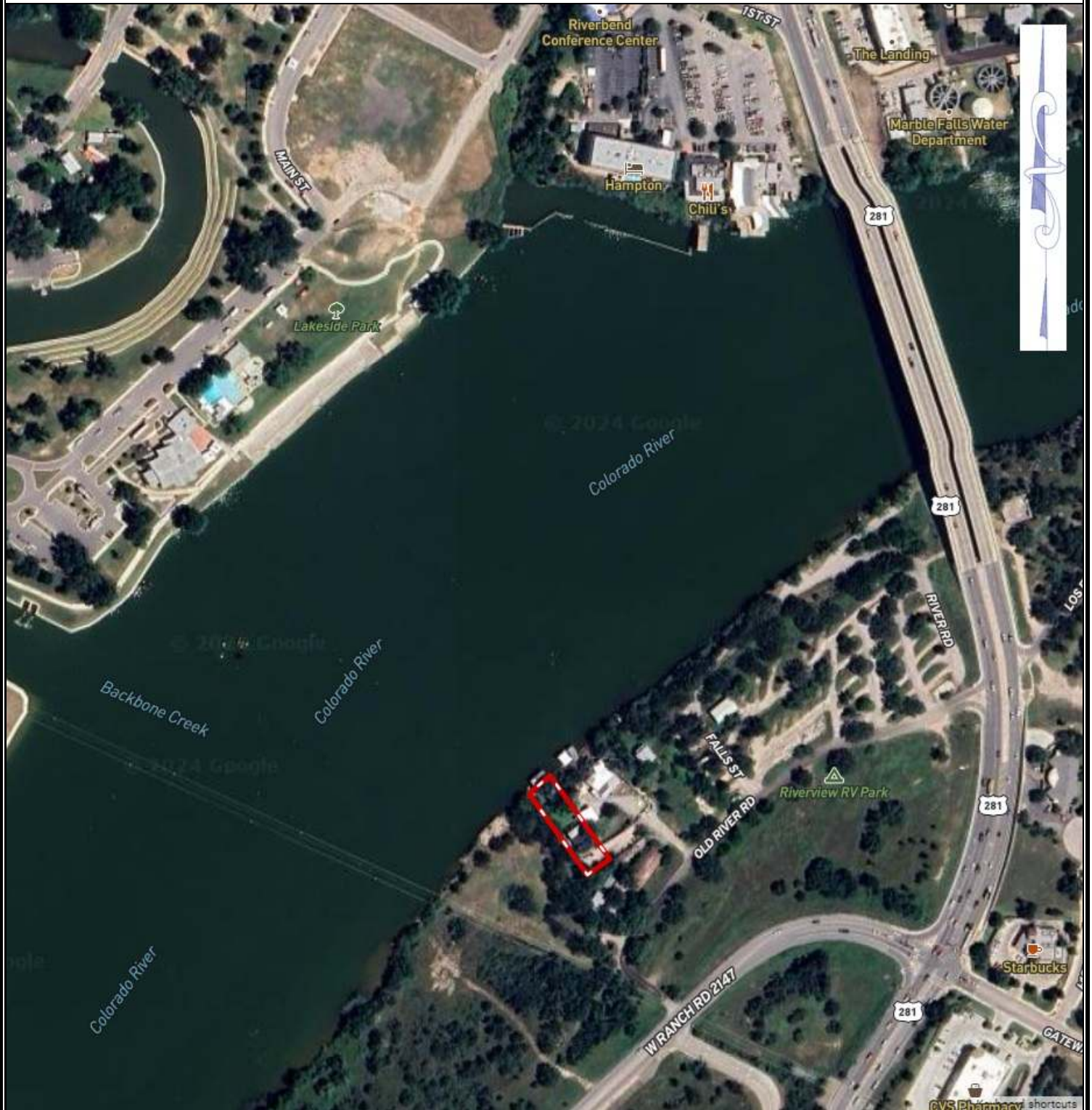
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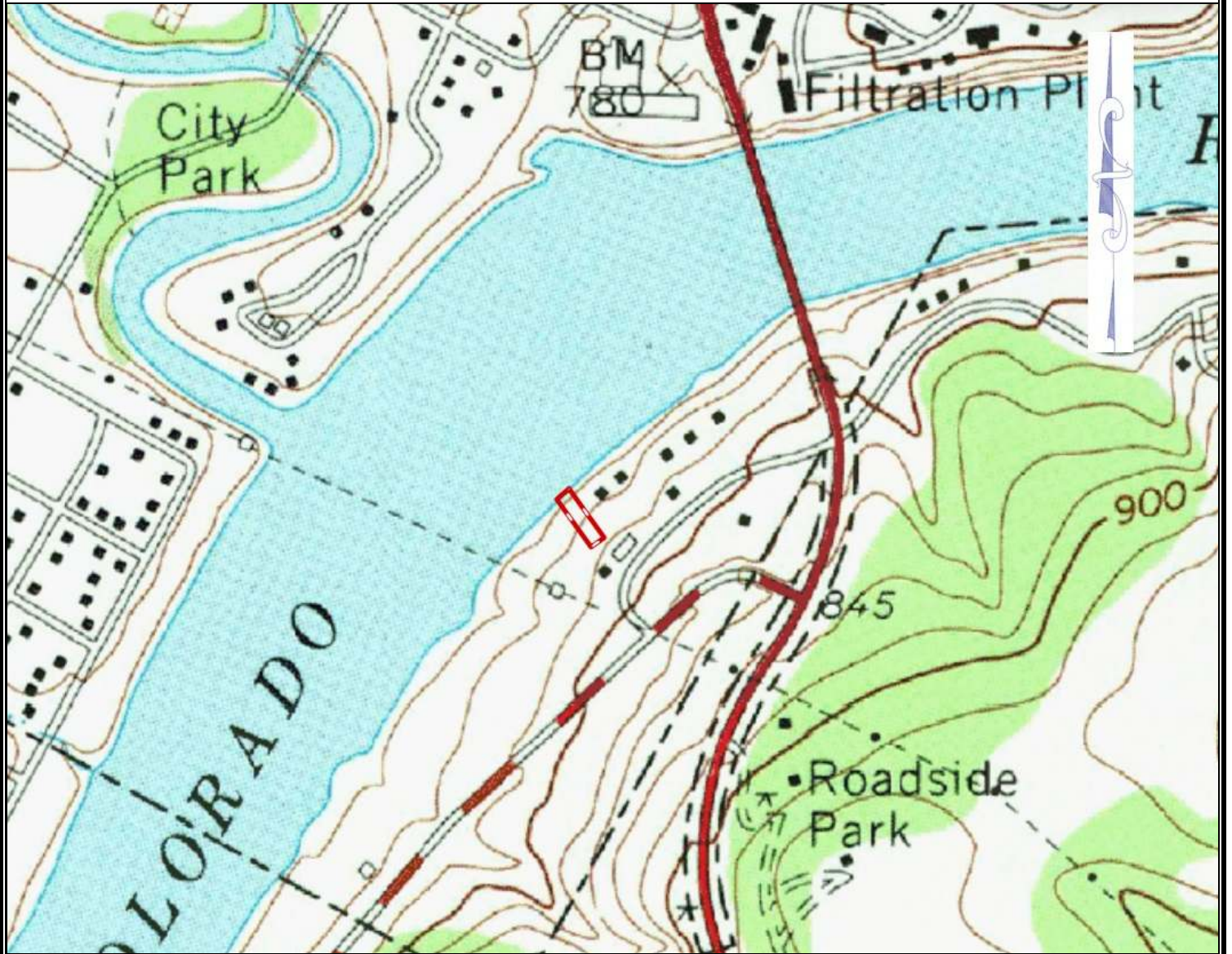
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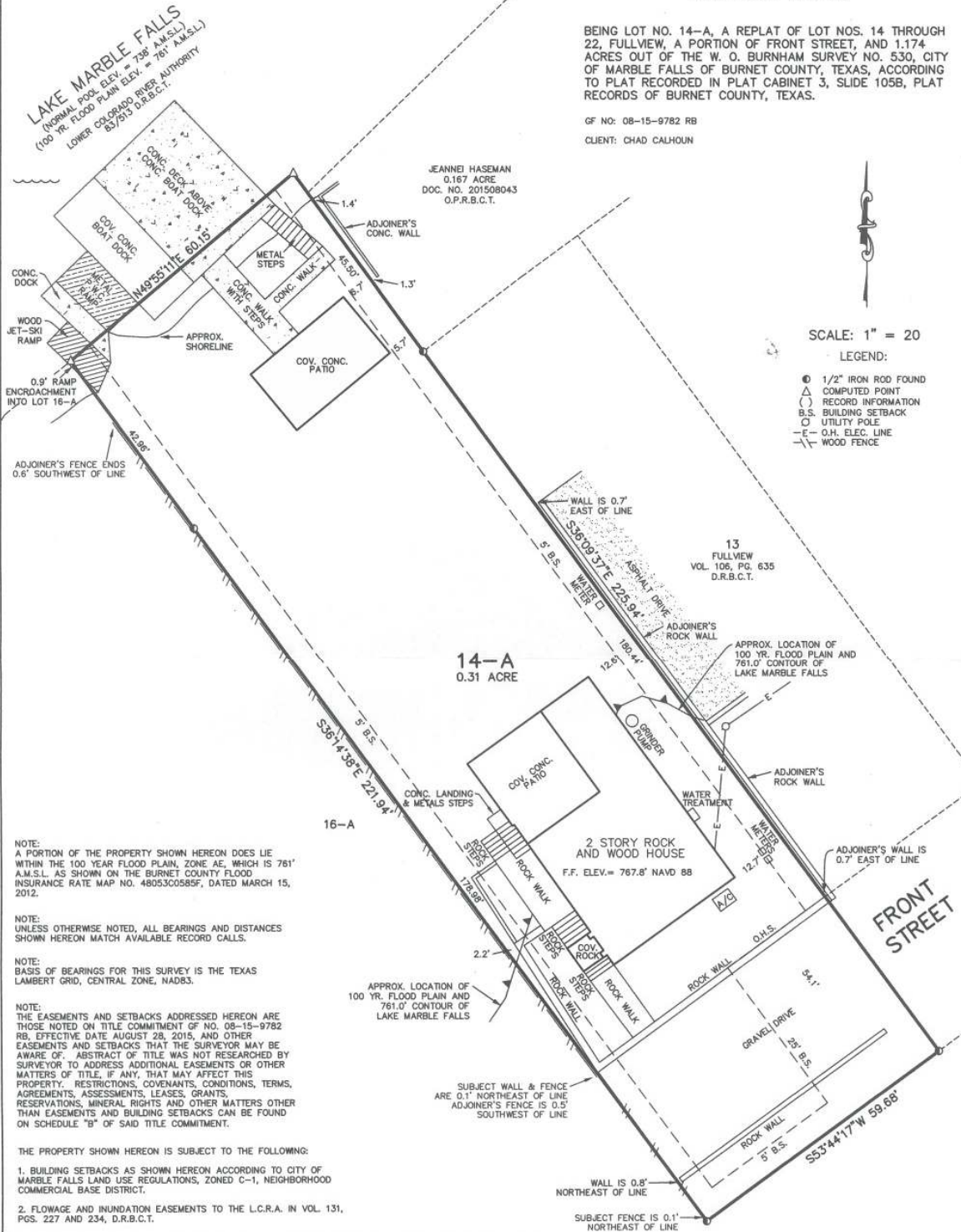


MARBLE FALLS SURVEYING & MAPPING, LLC
 1500 Ollie Lane
 Marble Falls, Texas 78654
 (830) 693-8815 Fax (830) 693-8915

LAND TITLE SURVEY

BEING LOT NO. 14-A, A REPLAT OF LOT NOS. 14 THROUGH 22, FULLVIEW, A PORTION OF FRONT STREET, AND 1.174 ACRES OUT OF THE W. O. BURNHAM SURVEY NO. 530, CITY OF MARBLE FALLS OF BURNET COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN PLAT CABINET 3, SLIDE 105B, PLAT RECORDS OF BURNET COUNTY, TEXAS.

GF NO: 08-15-9782 RB
 CLIENT: CHAD CALHOUN



SCALE: 1" = 20'
 LEGEND:
 ● 1/2" IRON ROD FOUND
 △ COMPUTED POINT
 () RECORD INFORMATION
 B.S. BUILDING SETBACK
 ○ UTILITY POLE
 -E- O.H. ELEC. LINE
 -W- WOOD FENCE

NOTE:
 A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE, WHICH IS 761' A.M.S.L. AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0585F, DATED MARCH 15, 2012.

NOTE:
 UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON MATCH AVAILABLE RECORD CALLS.

NOTE:
 BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.

NOTE:
 THE EASEMENTS AND SETBACKS ADDRESSED HEREON ARE THOSE NOTED ON TITLE COMMITMENT OF NO. 08-15-9782 RB, EFFECTIVE DATE AUGUST 28, 2015, AND OTHER EASEMENTS AND SETBACKS THAT THE SURVEYOR MAY BE AWARE OF. ABSTRACT OF TITLE WAS NOT RESEARCHED BY SURVEYOR TO ADDRESS ADDITIONAL EASEMENTS OR OTHER MATTERS OF TITLE, IF ANY, THAT MAY AFFECT THIS PROPERTY. RESTRICTIONS, COVENANTS, CONDITIONS, TERMS, AGREEMENTS, ASSESSMENTS, LEASES, GRANTS, RESERVATIONS, MINERAL RIGHTS AND OTHER MATTERS OTHER THAN EASEMENTS AND BUILDING SETBACKS CAN BE FOUND ON SCHEDULE "B" OF SAID TITLE COMMITMENT.

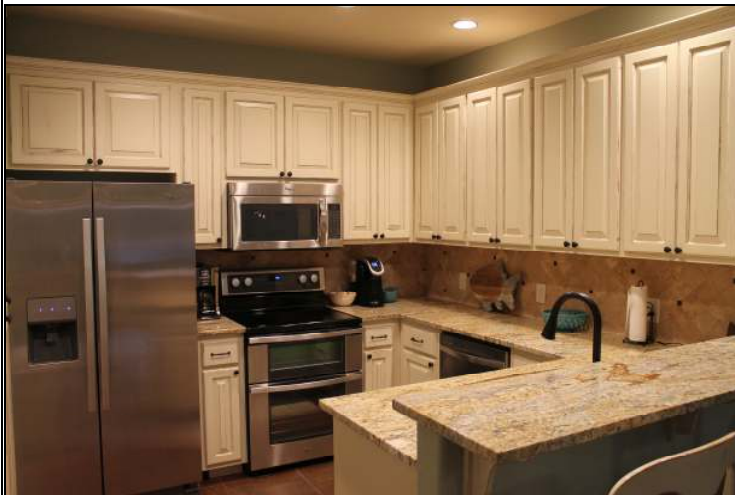
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:
1. BUILDING SETBACKS AS SHOWN HEREON ACCORDING TO CITY OF MARBLE FALLS LAND USE REGULATIONS, ZONED C-1, NEIGHBORHOOD COMMERCIAL BASE DISTRICT.
 2. FLOWAGE AND INUNDATION EASEMENTS TO THE L.C.R.A. IN VOL. 131, PGS. 227 AND 234, D.R.B.C.T.

I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY EXCLUSIVELY TO CHAD CALHOUN, ANDREA CALHOUN, AND THE LAW OFFICE OF ALVIN NORED THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON (AND/OR METES AND BOUNDS ON ATTACHED SHEET) AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE ENCROACHMENTS, VISIBLE UTILITY LINES, VISIBLE PIPELINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. CHARLES CALHOUN AND MARBLE FALLS SURVEYING & MAPPING, LLC ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION. MODIFICATIONS, REVISIONS, AND/OR ADDITIONS (INCLUDING LINE-WORK, TEXT, DATE, EDITING OF NOTES, ETC.) MADE BY ANY PARTY OTHER THAN MARBLE FALLS SURVEYING & MAPPING, LLC IS STRICTLY PROHIBITED. NONCOMPLIANCE OF THIS STIPULATION WILL CAUSE THIS SURVEY TO BECOME NULL AND VOID. COPYRIGHT 2015, MARBLE FALLS SURVEYING & MAPPING, LLC.

WITNESS MY HAND AND SEAL THIS 27th DAY OF OCTOBER, 2015.

CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452 REF NO: 3267 JOB NO: 14879 DRAWN BY: J. CALHOUN









Property Summary Sheet

LOCATION: 408 Front Street, Marble Falls

SIZE: .31 Acres

IMPROVEMENTS:

Home

1,572 sq. ft. 2 bedroom, 2 1/2 bath

Large porch

Bar area

Pavilion

Two boat slips covered by a large concrete patio

Double jet ski lift

Fishing Pier

Sprinkler system

WATER FRONTAGE: 60.15 feet on Lake Marble Falls

SCHOOL DISTRICT: Marble Falls

TAX RATE: 1.79

All sizes, areas, volumes, lengths and distances contained herein are only approximations and are not intended, nor should they be accepted as exact measurements. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted to prior sale, withdrawal or other changes in the price or terms without notice.



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